

Elk Run Townhouse Owners Association
PO Box 30520
Flagstaff, AZ. 86003
Ph. 928-779-4202 /FX 928-776-0050

BOARD OF DIRECTORS MEETING

Meeting Date: Saturday, August 21st, 2021 at 9:00am

Topic: Elk Run HOA Zoom Meeting

Time: Saturday, August 21st, 2021 at 9:00am

Join Zoom Meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/81464708993?pwd=dUJSSUs2QjliWUpuSFZzUm03T0oyQT09>

Meeting ID: **814 6470 8993**

Passcode: **128398**

Dial by your location **+1 669 900 6833**

Agenda

- I. Call to Order – President: 10:25 am
- II. Establish Quorum: Directors Present: Lynn Spangenberg, Andrea Schulte, Helen Hopkins, Rodney Holmes, Paula Gressman; Present/Ted Wojtasik/Property Manager;
- III. Approve Minutes – July 19th, 2021: motion to approve minutes/Rodney; seconded/Paula; all approved; motion passed
- IV. Open Forum - Member opportunity to address the Board: ***Please limit comments to 3 minutes***
 - Dean Gambino: 2314 Earle
 - Alisha/Chris Freeman: 2334 WP
 - Barb Waddell: 2310 Earle
 - Joyce Boatsman: 2406 Earle
 - Liz Taylor:
 - Tom Barberic: 2488 WP
 - Olivia Rios: 2324 WP
 - George Beakley: 2404 Earle
 - Jeffrey Levine: 2344 Earle
 - Cindy Wagner: 2490 Earle
 - Mary Ann Bradbury: 2448 WP

Elk Run Townhouse Owners Association
PO Box 30520
Flagstaff, AZ. 86003
Ph. 928-779-4202 /FX 928-776-0050

Larry & Carolyn Hand: 2342 WP

Suzanne Casey: 2502 Earle

Carol Edmonds: Earle

- V. Financial Report – Ted Wojtasik
- VI. July 2021 Financials: reviewed financials; discussed how insurance is going up for all communities due to impact of wildfire dangers that insurance companies are using to determine cost; motion to approve financial report/Helen; seconded/Lynn; all approved; motion passed
- VII. HOAMCO Report: Ted Wojtasik (via management report); two HO sales since last meeting; two ARC requests; excessive weed concerns due to all the rains this summer/will be addressed soon as we have hit a drying period that allows for weed clean-up; addressed concerns and response to current gopher hole situation
- VIII. New/Old Business
 - 1. Continental Country Club Bankruptcy: reviewed this topic during the annual meeting
 - 2. Deck Replacement Project – Updates: Helen/a letter from the board regarding recommendations going forward for replacing decks was sent to HOs this past week; Weather Shield is the product recommended for future decks due to durability, non-slip quality and the ability for boards to be flipped if needed due to damage; Rodney/per conversation with Ted it needs to be determined if decks can be turned over to HOs by board decision or if it needs to be addressed through a change in the CC&Rs; also need to look at railings/material/who is responsible etc.;Ted hopes to be able to get a legal opinion on deck responsibility determination options this week; He also reported that railing material options have been reduced of late and will require research in order to determine durable materials that will also be available; Dean Gambino asked about cost determinations in the recent letter; Helen clarified how those numbers were determined
- IX. Adjournment - ***The Board of Directors will be meeting in Executive Session pursuant to A.R.S. Section 33-1804 (A) (1-5).*** motion to adjourn/Lynn; seconded/Rodney; all approved and motion passed
- X. Next Meeting: ***Monday, September 27th, 2021 at 3:00pm via Zoom conference***